



**HIGH STREET,
MARLBOROUGH**

Carter Jonas

KENNET COURT, REAR OF 133 HIGH STREET, MARLBOROUGH, SN8 1HN

AMENITIES

- Character property
- Hall
- Kitchen
- Sitting/Dining Room
- Basement Room
- 3 bedrooms
- 2 bathrooms (one en-suite)
- Moments from High Street
- Courtyard Garden
- Special Location

SITUATION

Kennet Court is an attractive period house located moments from the High Street, conveniently placed for all that Marlborough has to offer. Marlborough is a vibrant market town offering a great mix of major retailers, independent boutiques, coffee and tea shops. National retailers include Waitrose and Tesco supermarkets, and the wide range of restaurants includes Dan's, Pino's, Rick Stein's, Franklyn's Bistro and Ask. There are further shopping areas in Hillier's Yard and Hughenden Yard, as well as the boutique cinema on The Parade. The leisure centre and golf club provide excellent sporting facilities and there are thriving tennis, cricket, running and rugby clubs in town. The town features an annual literary festival, as well as the popular Marlborough College summer school. Although self-sufficient, the town is well placed for other towns including Swindon, Bath, Hungerford and Newbury, and is surrounded by the attractive countryside of the Marlborough Downs, Pewsey Vale and Kennet Valley. Rail links and M4 connections are at Pewsey, Great Bedwyn, Swindon and Hungerford.

DESCRIPTION

Kennet Court is a charming Grade II* listed property built in the mid-17th century of brick elevations under a tiled roof with accommodation arranged over 4 floors. Despite the close proximity to the High Street, the property enjoys a delightfully peaceful location and is perfectly positioned to enjoy all that Marlborough has to offer.

The kitchen has quarry tiled flooring and a great range of fitted units. The main reception room is a fabulous space, with high ceilings, stripped wooden flooring and feature fireplace with door leading to the courtyard garden. The basement offers additional living space or extra, handy storage.

On the first floor there are two bedrooms with the main bedroom benefitting from an en-suite bathroom and fitted wardrobes featuring beautiful doors constructed from Georgian shutters. A key feature of the main bedroom is the c.17th Century fireplace. There is an additional shower room with WC and basin on the first floor; this also has plumbing for a washing machine. On the second floor a further room is currently used as a bedroom.

A CHARMING GRADE II* LISTED HOUSE WITH SOUTH FACING GARDEN, LOCATED MOMENTS FROM MARLBOROUGH HIGH STREET.



OUTSIDE

There is a pretty courtyard garden which opens out from the Sitting room and given its southerly aspect, provides a lovely suntrap and is an ideal area for entertaining.

SERVICES AND MATERIAL INFORMATION

- Freehold
- Grade II* Listed
- Mains water, mains drainage. Gas fired central heating
- Council tax band: E
- Energy efficiency rating: Listed / exempt
- Broadband and mobile coverage. Please refer to Ofcom website

GUIDE PRICE: £650,000 (Subject to Contract)

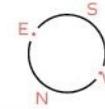
VIEWING ARRANGEMENTS: By appointment with the Marlborough Office

Classification L2 - Business Data

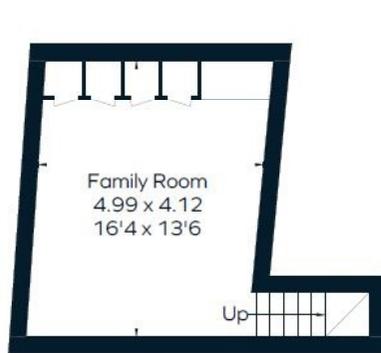


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Approximate Floor Area = 151.8 sq m / 1634 sq ft
Basement = 22.2 sq m / 239 sq ft
Total = 174.0 sq m / 1873 sq ft



Second Floor



Basement



Ground Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #76923

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